

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISIONS  
May 26, 2016

Case #2683: Application of Margaret Flaherty of 658 West Park Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.4(C) Front Yard to elevate the existing house at 658 West Park Avenue, Long Beach, NY also known as Section 59, Block 13, Lot 20 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2684: Application of William & Susanne Paganini of 252 Grand Boulevard, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.4(B) Height; 9-105.4(C) Front Yard; 9-105.4(D) Side Yard to elevate the existing house at 252 Grand Boulevard, Long Beach, NY also known as Section 59, Block 14, Lot 173 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2685: Application of Michael Goldstein of 79 Plymouth Road, Plainview, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(G) Off Street Parking for new off street parking in the front yard at 454 East Broadway, Long Beach, NY also known as Section 59, Block 160, Lot 28 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2687: Application of Anthony Rector of 115 Connecticut Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.3(A) Use; 9-105.3(C) Front Yard; 9-105.3(D) Side Yard; 9-105.3(F) Building Area for construction of a new 2 family house at 111 West Fulton Street, Long Beach, NY also known as Section 59, Block 278, Lot 18 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2688: Application of Gregory Ciprut of 565 West Olive Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(G) Off Street Parking for new off street parking in the front yard at 565 West Olive Street, Long Beach, NY also known as Section 59, Block 25, Lot 46 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2689: Application of Joseph & Mary Anne DeVito of 92 Harmon Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(D) Side Yard; 9-105.8(E) Rear Yard to elevate the existing house at 92 Harmon Street, Long Beach, NY also known as Section 59, Block 210, Lot 4 on the Nassau County Land and Tax Map.

**DECISION: GRANTED with Conditions**

Case #2690: Application of Edith Bonizio of 80 Wyoming Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(M) Sub-division; 9-105.5(E) Rear Yard to subdivide a 60 x 60 parcel of land into two 30 x 60 parcels of land at 80 Wyoming Avenue, Long Beach, NY also known as Section 59, Block 236, Lots 14 & 40 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2691: Application of James Lorenzo of 70 Vinton Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(B) Height; 9-105.8(C) Front Yard to elevate the existing house at 70 Vinton Street, Long Beach, NY also known as Section 59, Block 208, Lot 15 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2692: Application of Michael Noto of 14 Dalton Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(B) Height; 9-105.8(C) Front Yard to elevate the existing house at 14 Dalton Street, Long Beach, NY also known as Section 59, Block 218, Lot 20 on the Nassau County Land and Tax Map.

**DECISION: GRANTED as Amended**

Case #2693: Application of Rachael Jonny of 546 East Market Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(G) Off Street Parking; 9-113.2(H) Off Street Parking Size for new off street parking in the front yard at 546 East Market Street, Long Beach, NY also known as Section 59, Block 168, Lot 25 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2694: Application of Tori Piechocniski of 233 East Beech Street, Long Beach, NY for a waiver from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105(A) Use; 9-112(1) Off Street Parking for a Conditional/Temporary Variance to convert a 1 family into a 2 family at 233 East Beech Street, Long Beach, NY also known as Section 59, Block 127, Lot 55 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2695: Application of Beachside Builders of 852 West Beech Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.6(B) Height for construction of a new 1 family house at 120 Wilson Avenue, Long Beach, NY also known as Section 59, Block 194, Lot 14 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2696: Application of Margaret Newman of 314 Washington Boulevard, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(C) Front Yard; 9-105.2(D) Side Yards; 9-105.2(E) Rear Yard; 9-113.2(G) Off Street Parking to elevate the existing house at 314 Washington Boulevard, Long Beach, NY also known as Section 59, Block 35, Lot 57 on the Nassau County Land and Tax Map.

**DECISION: GRANTED as Amended**

Case #2697: Application of Michael Riglietti of 84 Boyd Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(B) Height; 9-105.8(D) Side Yard to elevate the existing house at 84 Boyd Street, Long Beach, NY also known as Section 59, Block 183, Lot 6 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2698: Application of Thomas Glass of 68 Florida Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(D) Side Yard to elevate the existing house at 68 Florida Street, Long Beach, NY also known as Section 58, Block 93, Lot 19 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2699: Application of Celeste Mullaney of 32 Harmon Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(C) Front Yard; 9-105.8(D) Side Yard to elevate the existing house at 32 Harmon Street, Long Beach, NY also known as Section 59, Block 228, Lot 10 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2700: Application of Laurie Watt of 93 Dalton Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(B) Height to elevate the existing house at 93 Dalton Street, Long Beach, NY also known as Section 59, Block 181, Lot 23 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2701: Application of Geraldine Christianson of 4 Curley Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(B) Height; 9-105.8(C) Front Yard; 9-105.8(D) Side Yard; 9-113.2(G) Off Street Parking; 9-113.2(H) Off Street Parking Size to elevate the existing house at 4 Curley Street, Long Beach, NY also known as Section 59, Block 211, Lot 50 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2702: Application of Peter Familetti of 567 Neptune Boulevard, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(C) Front Yard; 9-105.2(D) Side Yards to elevate the existing house at 567 Neptune Boulevard, Long Beach, NY also known as Section 59, Block 166, Lot 39 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2703: Application of Vapen Ape LLC c/o George Lombardi of 57 Waterford Road, Island Park, NY and Jason Kalikow of 258 Harrison Avenue, Island Park, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-112(18) (A) Off-Street Parking for a waiver of off street parking for a vape shop at 874 West Beech Street, Long Beach, NY also known as Section 59, Block 259, Lot 17 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2704: Application of Breaking Beans, LLC c/o Michael Iacono, Jr., 23 Riverview Terrace, Smithtown, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-112(16) Off-Street Parking for a waiver of off street parking for a coffee shop at 780 W. Beech Street, Long Beach, NY also known as Section 59, Block 6, Lot 236 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Dated: May 26, 2016  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman